



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD**

Conference Room A *

"Zoom" Link: <https://us06web.zoom.us/j/81377521958>

**Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, September 25, 2023**

2023 SEP 19 AM 10:20

RECEIVED TOWN CLERK
GRAFTON, MA

7:00 p.m. Regular Meeting

1. Public Input

2. Action Items

- A. Approval Under Subdivision Control Not Required Plan (ANR 2023-16) – 5 & 9 Millennium Drive. Claremont Grafton LLC / Claremont Grafton LLC & JDM Millennium Realty Trust (applicant / owners).
- B. Request for Withdrawal without Prejudice – MRSP 2023-08/PP. 61 Maple Street. "Farnumsville Acres." Stephen David. 61 Maple Street Trust / Chung Hee Chun Pak To Hyong, (applicant/owner).

3. Discussion Items

- A. Economic Feasibility Analysis: Multi-Family Zoning District Compliance (MBTA Communities), Ernest E. Bleinberger, Strategy 5 Consulting LLC.

4. General Business

- A. Bills
- B. Minutes of Previous Meetings
- C. Staff Report
- D. Correspondence

5. Reports from Planning Board Representatives on Town Committees and CMRPC

6. Public Meetings/Hearing

- A. (7:30 PM) Zoning Bylaw Amendment Articles, Fall Town Meeting Warrant. A Public Hearing, pursuant to Mass General Law Chapter 40A, Section 5, on proposed amendments to the Grafton Zoning By-Law, which have been submitted to the 2023 Fall Annual Town Meeting Warrant as follows:
 - ZBL 2023-01: Amend Section 13 entitled North Grafton Transit Village Overlay District (NGTVOD) to add a Subzone B and all associated requirements.
 - ZBL 2023-02: Amend Section 5.10.2 entitled Definitions by updating the definition language for "Marijuana Retailer" and "Off-Site Medical Marijuana Dispensary," to align with the MA Cannabis Control Commission's regulations.
 - ZBL 2023-03: Amend Section 3.1.2 – Zoning Map entitled Town of Grafton, Massachusetts Zoning Map by creating a new overlay district entitled "MBTA Communities Overlay District."

The Planning Board reserves the right to take agenda items out of order.

Grafton Planning Board
Meeting Agenda
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- ZBL 2023-04: Create Section 14 entitled “MBTA Communities Multi-Family Overlay District” to allow a minimum of fifteen units an acre (15/acre) of multifamily housing by right in designated overlay zones of reasonable size, for compliance with Section 3A of MGL c. 40A.
- ZBL 2023-05: Amend Section 3.2.3.1 entitled Appendix A – Use Regulation Schedule to add new regulations for seasonal outdoor dining.
- ZBL 2023-06: Amend Section 2.1 entitled Definitions by adding definition language for “Tractor-Trailer.”

B. (7:30 PM) Request for a Special Permit (SP 2023-10/SPA), and Site Plan Approval, 7 Main Street, Mike Labbe, Rod LLC (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a manufacturing use, to construct two 7,400 sq. ft. manufacturing buildings with associated parking and other site improvements, on property located at 7 Main Street, shown as Grafton Assessor’s Map 115, Lot 67. Said property is located in a Village and Neighborhood Mixed Use (VMU) zoning district. *Continued from September 11, 2023.*

C. (7:30 PM) Request for Special Permit (SP 2023-06/SPA) and Site Plan Approval, 124 Westboro Road, Westboro Road Property Owner, LLC c/o GFI Partners / Mass. Development Finance Agency (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a major industrial complex, consisting of light manufacturing and warehouse facilities, on property located at 124 Westboro Road, shown as Grafton Assessor’s Map 12, Lot 1B. Said property is located in an Office/Light Industrial (OLI) and Chapter 43D Priority Development Overlay District (PDSOD) zoning district. *Continued from August 28, 2023.*

7. Any Other Items Which May Lawfully Come Before the Board

8. Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)

9. Adjournment

*** Remote Access to Public Meetings -** Zoom Video Communications, Inc. (“Zoom”) will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting’s agenda posted to the town calendar on the homepage of Grafton’s website, www.grafton-ma.gov.

The September 25, 2023, Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/81377521958>